

**NOTICE OF PUBLIC HEARING FOR
AN ORDINANCE OF THE CITY OF SANTEE AMENDING TITLE 13
OF THE MUNICIPAL CODE, "ZONING"**

Notice is hereby given by the **CITY OF SANTEE** that a **PUBLIC HEARING** on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m. on Wednesday, February 24, 2021. In an effort to protect public health and prevent the spread of COVID-19, the public hearing will be conducted via webinar and telephonically. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsanteeca.gov>. All interested persons are invited to participate and express their views on the Ordinance.

The Ordinance, if adopted, would make the following changes to the Santee Municipal Code:

- Revise Chapter 13.04 to amend certain definitions, to add definitions for "vehicle, inoperable" and "vehicle, operable," and to provide that minor building additions to a single-family residence are allowed by right if they meet certain requirements.
- Revise Section 13.06.060 to make changes to the requirements regarding home occupations, including providing that customers are not allowed on the premises more frequently than one customer within a two-hour time period; and the occupation must not involve the use of special equipment, cabinetry, fixtures, plumbing, or electrical wiring not ordinarily used in a dwelling.
- Revise Chapter 13.06 to amend the requirements for parking lot and sidewalk sales on private property; to allow the use of sea cargo containers for temporary storage during construction, and to remove the subsection related to temporary religious services.
- Revise Section 13.08.070 to move certain development criteria for multiple family residential developments to Chapter 13.10.
- Revise Table 13.10.40A to change rear setbacks in certain zones, to remove the maximum number of stories in certain zones.
- Revise Chapter 13.10 to allow an additional story in the multi-family districts, establish the minimum separation required for ADUs; include new provisions for solar access and systems; and change requirements for side yard setbacks, and for repair and storage of vehicles.
- Revise Chapters 13.12 and 13.14 to add energy conservation requirements for new commercial buildings.
- Revise Section 13.24.040 to require shopping centers within ¼ mile of the Santee Light Rail Transit station to reduce parking spaces by 10% from current requirements; and to add requirements regarding electric vehicle parking.
- Revise Section 13.30.020 to increase the maximum height of auxiliary structures to 16 feet, to delete references to the resort recreation zone, and to prohibit buildings with an exterior metal finish unless certain requirements are met.
- Revise Chapter 13.32 to prohibit new billboard signs, to revise the regulations regarding electronic message centers, and to clarify the sign requirements for residential care and congregate care facilities.

ADDITIONAL INFORMATION: The above summary constitutes the major highlights of the proposed Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov. If you have questions about the Ordinance, want to submit comments, or wish to discuss the Ordinance with staff of the Department of Development Services prior to the hearing, you may contact the Project Planner, Christina Rios, 10601 Magnolia Avenue, Santee, California, 92071-1222, phone (619) 258-4100, extension 157.

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises during the public hearing, or in written correspondence delivered to the City of Santee during, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

The February 24, 2021 meeting will be conducted pursuant to the provisions of the Governor's Executive Order which suspend certain requirements of the Ralph M. Brown Act. In an effort to protect the public health and prevent the spread of COVID-19, the City Council Meeting will be conducted via webinar and telephonically. Please check the City's website at www.cityofsanteeca.gov for information on how to watch or listen, or participate in the City Council meeting.